

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re:

JUAN CARLOS JIMENEZ,

DEBTOR.

Case No.:

Chapter:

Judge:

23-11272-JKS

13

JOHN K. SHERWOOD

NOTICE OF PROPOSED PRIVATE SALE

JUAN CARLOS JIMENEZ, DEBTOR, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

JEANNE A. NAUGHTON, CLERK
 50 WALNUT STREET, 3RD FLOOR
 NEWARK, N.J. 07102

If an objection is filed, a hearing will be held before the Honorable JOHN K. SHERWOOD on August 10, 2023 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3D, 50 Walnut Street, 3rd Floor Newark, N.J. 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:

10 GRANT STREET
 UTICA, NEW YORK

Proposed Purchaser:

NADER NASSER KASSIM

Sale price:

\$169,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Avram D. White,

Amount to be paid: \$1,500.00

Services rendered: Negotiation of Sales Contract
 Preparation of Transfer Documents
 Preparation of Loan Documents

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Avram D. White, Esq, White and Co. Attorneys and Counsellors

Address: 523 Park Avenue, Suite 3, Orange, New Jersey 07050

Telephone No.: 973-669-0857

In re:
Juan Carlos Jimenez
Debtor

Case No. 23-11272-JKS
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jul 13, 2023

User: admin
Form ID: pdf905

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Total Noticed: 67

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 15, 2023:

Recip ID	Recipient Name and Address
db	+ Juan Carlos Jimenez, 53 Cottage Street, Jersey City, NJ 07306-2801
519839172	Bank of America Support Services, 1 Hattey Road, Belfast, ME 04915
519839191	Credit One Bank, attn: LVNV Funding, PO Box 385908, Minneapolis, MN 55438-5908
519839189	Credit One Bank, PO BOx 98672, Las Vegas, NV 89193-8672
519839200	++ FORSTER & GARBUS LLP, 60 VANDERBILT MOTOR PARKWAY, P O BOX 9030, COMMACK NY 11725-9030 address filed with court., Foster & Garbus LLP, 60 Motor Parkway, Commack, NY 11725
519839196	+ First Premier Bank, PO Box 3038, Evansville, IN 47730-3038
519839201	+ Foster and Garbus, PO Box 14188, Hauppauge, NY 11788-0449
519839202	+ Foster, Garbus & Garbus, Attorneys At Law, 100 Davidson Avenue, Suite 311, Somerset, NJ 08873-1312
519839206	Home Depot Credit Services, PO Box 689100, Des Moines, IA 50368-9100
519839209	+ Midland Credi/Home Depot, PO Box 9001010, Louisville, KY 40290-1010
519839218	+ Rubin and Rothman, Attorneys At Law, 190 North Avenue East, PO Box 8, Cranford, NJ 07016-0008

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 13 2023 20:57:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jul 13 2023 20:57:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/Text: ellie.bulin@gregoryfunding.com	Jul 13 2023 20:56:00	Ajax Mortgage Loan Trust 2019-E, Mortgage-Backed S, c/o Gregory Funding LLC, P.O. Box 230579, Tigard, OR 97281-0579
cr	+ Email/PDF: rmscedi@recoverycorp.com	Jul 13 2023 21:02:55	Synchrony Bank/c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519839164	+ Email/Text: EBNProcessing@afni.com	Jul 13 2023 20:57:00	AFNI, PO Box 3517, Bloomington, IL 61702-3517
519839168	+ Email/Text: EBNProcessing@afni.com	Jul 13 2023 20:57:00	AFNI, PO Box 3097, Bloomington, IL 61702-3097
519839165	+ Email/Text: EBNProcessing@afni.com	Jul 13 2023 20:57:00	AFNI, 404 Brock Drive, PO Box 3517, Bloomington, IL 61702-3517
519839166	+ Email/Text: EBNProcessing@afni.com	Jul 13 2023 20:57:00	AFNI, PO Box 20939, Ferndale, MI 48220-0939
519839167	+ Email/Text: EBNProcessing@afni.com	Jul 13 2023 20:57:00	AFNI, PO Box 47248, Oak Park, MI 48237-4948
519896224	^ MEBN	Jul 13 2023 20:53:23	Ajax Mortgage Loan Trust 2019-E, c/o Gregory Funding LLC, PO Box 742334, Los Angeles, CA 90074-2334

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519839171	Email/Text: creditcardbkcorrespondence@bofa.com	Jul 13 2023 20:56:00	Bank of America N.A., 4161 Piedmont Parkway, Greensboro, NC 27410
519839170	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 13 2023 20:56:00	Bank Of America, PO Box 30770, Tampa, FL 33630-3770
519839169	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 13 2023 20:56:00	Bank of America, P.O. Box 982238, El Paso, TX 79998-2238
519839173	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 13 2023 20:56:00	Bank of America, N.A., PO Box 982238, El Paso, TX 79998-2238
519839174	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 13 2023 20:56:00	Bank of America, N.A., 4909 Savarese Circle, FL - 1-908-01-47, Tampa, FL 33634-2413
519839203	Email/PDF: gecsedl@recoverycorp.com	Jul 13 2023 21:13:40	Home Depot, PO Box 103072, Roswell, GA 30076
519839205	Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 13 2023 21:02:58	Home Depot Credit Services, PO Box 6029, The Lakes, NV 88901
519839204	Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 13 2023 21:13:58	Home Depot Credit Services, Preprocessing Center, Des Moines, IA 50364
519839185	+ Email/PDF: creditonebknotifications@resurgent.com	Jul 13 2023 21:13:16	CREDIT ONE, PO Box 98872, Las Vegas, NV 89193-8872
519839187	+ Email/PDF: creditonebknotifications@resurgent.com	Jul 13 2023 21:02:24	Credit One Bank, PO Box 60500, City Of Industry, CA 91716-0500
519839186	+ Email/PDF: creditonebknotifications@resurgent.com	Jul 13 2023 21:24:44	Credit One Bank, PO Box 98873, Las Vegas, NV 89193-8873
519839192	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:13:15	First Premier, PO Box 5519, Sioux Falls, SD 57117-5519
519839195	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:02:24	First Premier Bank, 601 South Minnesota Avenue, Sioux Falls, SD 57104-4868
519839197	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:14:03	First Premier Bank, Attn: Correspondence Department, PO Box 5525, Sioux Falls, SD 57117-5525
519839193	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:02:06	First Premier Bank, PO Box 5114, Sioux Falls, SD 57117-5114
519839194	Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:02:06	First Premier Bank, PO Box 5147, Sioux Falls, SD 57117-5147
519839198	Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 13 2023 21:02:10	First Premier Bank, 3820 North Louise Avenue, Sioux Falls, SD 57107-0145
519839175	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:02:42	CHASE, PO Box 15153, Wilmington, DE 19886
519839176	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:13:49	Chase, PO Box 52045, Phoenix, AZ 85072-2045
519839178	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:13:33	Chase Bank, Attention Bankruptcy Department, PO Box 15298, Wilmington, DE 19850
519839177	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:13:35	Chase Bank, PO Box 15583, For Notice Only, Wilmington, DE 19886
519839179	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:24:49	Chase Bank USA, PO Box 15922, Wilmington, DE 19850
519839180	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:13:34	Chase Bank USA NA, PO Box 15298, Wilmington, DE 19850
519839181	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:13:44	Chase Bank USA, NA, PO Box 15922, Wilmington, DE 19850
519839182	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 13 2023 21:02:04	Chase Bank, N.A., PO Box 15298, Wilmington, DE 19850
519839183	Email/PDF: ais.chase.ebn@aisinfo.com		

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		Jul 13 2023 21:14:06	Chase Bankcard Services, PO Box 659409, San Antonio, TX 78265
519839184	Email/PDF: ais.chase.ebn@aisinfo.com		
		Jul 13 2023 21:24:48	Chase Bankcard Services, Inc, PO Box 30755, Tampa, FL 33630-3755
519839207	Email/PDF: ais.chase.ebn@aisinfo.com		
		Jul 13 2023 21:24:46	JPMorgan Chase Bank, Recovery Department, PO Box 659409, San Antonio, TX 78217
519857395	Email/PDF: resurgentbknotifications@resurgent.com		
		Jul 13 2023 21:02:30	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519839208	+ Email/PDF: gecsedl@recoverycorp.com		
		Jul 13 2023 21:02:42	Lowes, PO Box 530914, Atlanta, GA 30353-0914
519839212	+ Email/Text: bankruptcydpt@mcmcg.com		
		Jul 13 2023 20:57:00	Midland Credit Management, PO Box 60578, Los Angeles, CA 90060-0578
519839210	+ Email/Text: bankruptcydpt@mcmcg.com		
		Jul 13 2023 20:57:00	Midland Credit Management, Department 8870, Los Angeles, CA 90084-0001
519839213	+ Email/Text: bankruptcydpt@mcmcg.com		
		Jul 13 2023 20:57:00	Midland Credit Management, PO Box 939019, San Diego, CA 92193-9019
519839211	+ Email/Text: bankruptcydpt@mcmcg.com		
		Jul 13 2023 20:57:00	Midland Credit Management, 8875 Aero Drive, Suite 2, San Diego, CA 92123-2255
519839215	+ Email/Text: nsm_bk_notices@mrcooper.com		
		Jul 13 2023 20:56:00	Mr. Cooper, PO Box 650783, Dallas, TX 75265-0783
519839217	Email/Text: nsm_bk_notices@mrcooper.com		
		Jul 13 2023 20:56:00	Nationstar Mortgage , LLC, PO Box 299008, Lewisville, TX 75029
519899045	Email/Text: nsm_bk_notices@mrcooper.com		
		Jul 13 2023 20:56:00	Nationstar Mortgage LLC, Attn: Bankruptcy Department, P.O. Box 619096, Dallas, TX 75261-9741
519839216	+ Email/Text: nsm_bk_notices@mrcooper.com		
		Jul 13 2023 20:56:00	Nationstar Mortgage, PO Box 650783, Dallas, TX 75265-0783
519839214	Email/Text: signed.order@pfwattorneys.com		
		Jul 13 2023 20:56:00	Midland Funding LLC, Pressler and Pressler (FOR NOTICE ONLY), 7 Entin Road, Parsippany, NJ 07054
519839219	+ Email/Text: bankruptcy@rubinrothman.com		
		Jul 13 2023 20:56:00	Rubin and Rothman, LLC, Attorneys At Law, 1787 Veterans Highway, Islandia, NY 11749-1500
519840000	+ Email/PDF: gecsedl@recoverycorp.com		
		Jul 13 2023 21:14:04	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519839220	Email/Text: bankruptcy@td.com		
		Jul 13 2023 20:57:00	TD Bank N.A., 1701 Route 70 East, Cherry Hill, NJ 08034
519839223	Email/Text: bankruptcy@td.com		
		Jul 13 2023 20:57:00	TD Banknorth, 70 Gray Road, Falmouth, ME 04105-2299
519839222	Email/Text: bankruptcy@td.com		
		Jul 13 2023 20:57:00	TD Banknorth, Operations Center, PO Box 1377, Lewiston, ME 04243
519839221	+ Email/Text: bncmail@w-legal.com		
		Jul 13 2023 20:56:00	TD Bank USA, 3701 Wayzata Boulevard, Minneapolis, MN 55416-3440
519892244	^ MEBN		
		Jul 13 2023 20:53:06	U.S. Bank Trust National Association, et al., Fay Servicing, LLC, PO Box 814609, Dallas, TX 75381-4609

TOTAL: 56

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519839188	*+	Credit One Bank, PO Box 98873, Las Vegas, NV 89193-8873

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User: admin

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519839190 * Credit One Bank, PO Box 98873, Las Vegas, NV 89193-8873
 519839199 *+ First Premier Bank, 3820 North Louise Avenue, Sioux Falls, SD 57107-0145

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 15, 2023

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 12, 2023 at the address(es) listed below:

Name	Email Address
Avram D White	on behalf of Debtor Juan Carlos Jimenez clistbk3@gmail.com adwlawoffice1@gmail.com;crismateo02@gmail.com;lawworkmorris31@gmail.com;whitear82230@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Marie-Ann Greenberg	magecf@magtrustee.com
Phillip Andrew Raymond	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2018-RP2 phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com
Phillip Andrew Raymond	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2018-RP2, by Fay Servicing, LLC phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com
Robert P. Saltzman	on behalf of Creditor Ajax Mortgage Loan Trust 2019-E Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee dnj@pbslaw.org
Stuart H. West	on behalf of Creditor Ajax Mortgage Loan Trust 2019-E Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee swest@pbslaw.org
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8